

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re:)	Chapter 11 Case No. 20-10334-TPA
)	RELATED TO DOCUMENT NO. 294
JOSEPH MARTIN THOMAS,)	
Debtor.)	

In re:)	Chapter 11 Case No. 21-10118-TPA
)	RELATED TO DOCUMENT NO. 28
2374 VILLAGE COMMON DRIVE, LLC,)	
Debtor.)	

JOSEPH MARTIN THOMAS, and 2374 VILLAGE COMMON DRIVE, LLC,)	
Movants,)	DATE AND TIME OF HEARING:
)	April 28, 2021 @ 11:00 a.m.
vs.)	
)	
WELLS FARGO BANK, NATIONAL)	RESPONSE DEADLINE:
ASSOCIATION; UNITED STATES OF AMERICA,)	April 21, 2021
SMALL BUSINESS ADMINISTRATION; ERIE)	
COUNTY TAX CLAIM BUREAU; MILLCREEK)	
TOWNSHIP TAX COLLECTOR; UNITED)	
STATES OF AMERICA, INTERNAL REVENUE)	
SERVICE; COMMONWEALTH OF)	
PENNSYLVANIA, DEPARTMENT OF)	
REVENUE; TIAA COMMERCIAL FINANCE,)	
INC.; NORTHWEST SAVINGS BANK, NOW)	
KNOWN AS NORTHWEST BANK; CORE ERIE)	
MOB, L.P.; and JOSEPH C. KRAMER,)	
Respondents.)	
)	
)	
)	

PROOF OF PUBLICATION

Please find attached the Proof of Publication received from *The Pittsburgh Post-Gazette*.

Respectfully submitted,

THE QUINN LAW FIRM

BY: /s/Michael P. Kruszewski
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#1434902

Proof of Publication of Notice in Pittsburgh Post-Gazette

Under Act No 587, Approved May 16, 1929, PL 1784, as last amended by Act No 409 of September 29, 1951

Commonwealth of Pennsylvania, County of Allegheny, ss T. Kopyar, being duly sworn, deposes and says that the Pittsburgh Post-Gazette, a newspaper of general circulation published in the City of Pittsburgh, County and Commonwealth aforesaid, was established in 1993 by the merging of the Pittsburgh Post-Gazette and Sun-Telegraph and The Pittsburgh Press and the Pittsburgh Post-Gazette and Sun-Telegraph was established in 1960 and the Pittsburgh Post-Gazette was established in 1927 by the merging of the Pittsburgh Gazette established in 1786 and the Pittsburgh Post, established in 1842, since which date the said Pittsburgh Post-Gazette has been regularly issued in said County and that a copy of said printed notice or publication is attached hereto exactly as the same was printed and published in the regular editions and issues of the said Pittsburgh Post-Gazette a newspaper of general circulation on the following dates, viz:

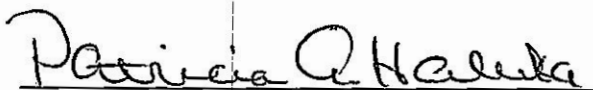
08 of April, 2021

Affiant further deposes that he/she is an agent for the PG Publishing Company, a corporation and publisher of the Pittsburgh Post-Gazette, that, as such agent, affiant is duly authorized to verify the foregoing statement under oath, that affiant is not interested in the subject matter of the afore said notice or publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.



PG Publishing Company

Sworn to and subscribed before me this day of:
April 08, 2021



Commonwealth of Pennsylvania - Notary Seal
Patricia A. Haluka, Notary Public
Allegheny County
My commission expires December 4, 2024
Commission number 1387348
Member, Pennsylvania Association of Notaries

STATEMENT OF ADVERTISING COSTS

Quinn Law Firm
2222 West Grandview Boulevard
Erie Pennsylvania 16506

To PG Publishing Company

Total ----- \$341.00

Publisher's Receipt for Advertising Costs

PG PUBLISHING COMPANY, publisher of the Pittsburgh Post-Gazette, a newspaper of general circulation, hereby acknowledges receipt of the aforesaid advertising and publication costs and certifies that the same have been fully paid.

Office
2201 Sweeney Drive
CLINTON, PA 15026
Phone 412-263-1338

PG Publishing Company, a Corporation, Publisher of
Pittsburgh Post-Gazette, a Newspaper of General Circulation

By _____

I hereby certify that the foregoing is the original Proof of Publication and receipt for the Advertising costs in the subject matter of said notice.

COPY OF NOTICE OR PUBLICATION

BANKRUPTCY SALE NOTICE
United States Bankruptcy
Court, Western District of
Pennsylvania

In Re: 2374 VILLAGE
COMMON DRIVE LLC
CASE NO: 21-10118-TPA
Asset to be Sold: State of the
art medical building located at
2374 Village Common Drive,
Erie, Pennsylvania, Tax Index
No: 33-123-418-0-034-00

In Re:
JOSEPH MARTIN THOMAS
CASE NO: 20-10334-TPA
Asset to be Sold: Adjacent
Vacant Land, Lot 15, (2368)
Village Common Drive, Erie,
Pennsylvania, Tax Index No:
33-123-418-0-034-01
Date of Sale: April 28, 2021 at
11:00 a.m. to be held via the
Zoom Video Conferencing
Application. See Bid
Procedures for more details.
Objections to Sale Due By:
April 21, 2021

Initial Offer: \$3,150,000.00
Higher and better offers will
be considered at the hearing
from Qualified Bidders. See Bid
Procedures for requirements.

Contact Person: Michael P.
Kruszewski, Esquire
The Quinn Law Firm
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Erie, PA 16506
(814) 833-2222

mkuszewski@quinnfirm.com
Further information regarding
this sale may be found on the
Court's EASI Website:
<http://www.paw.uscourts.gov/easi.htm>